

LET PROPERTY PACK

INVESTMENT INFORMATION

Lower Hillmorton Road Rugby, CV21 3ST

208957365











Property Description

Our latest listing is in Lower Hillmorton Road Rugby, CV21 3ST

Get instant cash flow of £1,400 per calendar month with a 4.9% Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

Don't miss out on this fantastic investment opportunity...







Lower Hillmorton Road Rugby, CV21 3ST



Property Key Features

4 bedroom

2 bathroom

Spacious Rooms

Garden Grounds

Factor Fees: TBC

Ground Rent: FREEHOLD

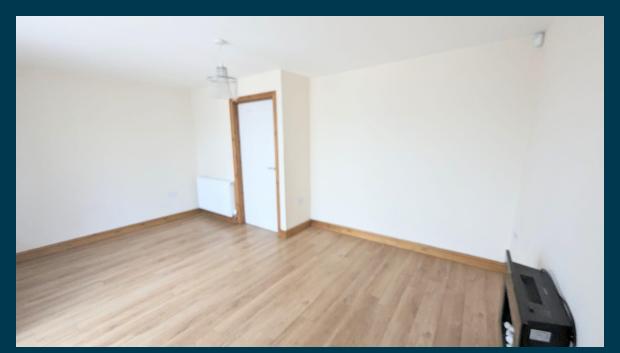
Lease Length: FREEHOLD

Current Rent: £1,400

208957365

Lounge









Kitchen





Bedrooms









Bathroom









Exterior









Initial Outlay





Figures based on assumed purchase price of £345,000.00 and borrowing of £258,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£86,250.00**

SDLT Charge £15,100

Legal Fees £1,000.00

Total Investment £102,350.00

Projected Investment Return





Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.

The monthly rent of this property is currently set at £1,400

Returns Based on Rental Income	£1,400
Mortgage Payments on £258,750.00 @ 5%	£1,078.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	FREEHOLD
Letting Fees	£140.00
Total Monthly Costs	£1,233.13
Monthly Net Income	£166.88
Annual Net Income	£2,002.50
Net Return	1.96%

Return Stress Test Analysis Report





If the tenant was to leave and you missed 2 months of rental income

Annual Net Income

-£797.50

Adjusted To

Net Return

-0.78%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

-£3,172.50

Adjusted To

Net Return

-3.10%

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £290,000.



£290,000

4 bedroom town house for sale

Stonemasons Yard, Lower Hillmorton Road, Rugby, CV21

NO LONGER ADVERTISED

A Four Bedroom Three Storey Town House Conveniently Located for Rugby Town Centre and Railway Sta...

Marketed from 3 May 2024 to 24 Jun 2024 (52 days) by Brown & Cockerill Estate Agents, Rugby



£275,000

Floorplan

3 bedroom town house for sale

Lower Hillmorton Road, Hillmorton, Rugby

NO LONGER ADVERTISED

Three Bedrooms \mid End Of Terrace \mid Gas Central Heating \mid Cellar \mid Double Glazing \mid Close To Town C...

SOLD PRICE HISTORY

27 May 2016

£138,000

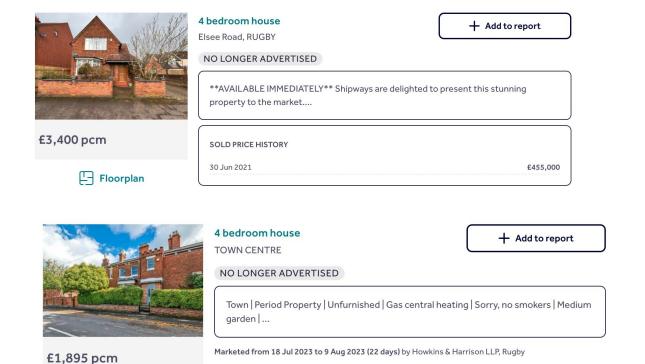
+ Add to report

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,400 based on the analysis carried out by our letting team at **Let Property Management**.



Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: Yes



Current term of tenancy: Moved in within the last 2 years



Standard Tenancy Agreement In Place: **Yes**



Payment history: On time for length of tenancy



Fully compliant tenancy: Yes

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.





Interested in this property investment?

Call us on **0141 478 0985**

Lower Hillmorton Road Rugby, CV21 3ST

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.

